



Spring Valley Town Advisory Board

August 30, 2016

MINUTES

Board Members:	John Getter – Chair – PRESENT Dee Gatliff – Vice Chair – PRESENT John Catlett – PRESENT	Darby Johnson, Jr. – EXCUSED Angie Heath Younce – PRESENT
Secretary:	Diana Morton 702 254-8413, ddmort@aol.com PRESENT	
County Liaison:	Mike Shannon, 702 455-8338, mds@clarkcountynv.gov PRESENT	

I. Call to Order, Pledge of Allegiance and Roll Call

The meeting was called to order at 6:30 p.m.

II. Public Comment

None

III. Approval of August 9, 2016 Minutes

Moved by: D. Gatliff

Action: Approved subject minutes

Vote: 4-0/ Unanimous

Approval of Agenda for August 9, 2016

Moved by: D. Gatliff

Action: Approved agenda after noting items 1, 2 and 7 were held, item 5 withdrawn without prejudice and items 8 and 9 heard together.

Vote: 4-0/Unanimous

IV. Informational Items

None

V. Planning & Zoning
09/7/16 PC

1. **WS-0390-16 – VALLEY HOSPITAL MEDICAL CENTER, INC.:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall sign area.
DESIGN REVIEW for modifications to a comprehensive sign plan for an existing hospital (Spring Valley) on a portion of 33.6 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Hacienda Avenue within Spring Valley. SS/pb/mcb (For possible action) **PC 9/7/16**
Action: Held by applicant for two weeks

09/20/16 PC
2. **TM-0121-16 – 4J FAMILY TRUST, ET AL:**
TENTATIVE MAP consisting of 9 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Patrick Lane and Redwood Street within Spring Valley. SS/mk/ml (For possible action) **PC 9/20/16**
Action: Held by applicant for two weeks
3. **UC-0513-16 – CATHERINE HORDEN TRUST, LLC:**
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing commercial center on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. SB/pb/mcb (For possible action) **PC 9/20/16**
Action: Approved subject to staff conditions
Moved by: J. Catlett
Vote: 4-0/Unanimous
4. **VS-0521-16 – DURANGO POST, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Post Road and Patrick Lane within Spring Valley (description on file). SB/co/ml (For possible action) **PC 9/20/16**
Action: Approved subject to staff conditions
Moved by: D. Gatliff
Vote: 4-0/Unanimous
5. **VS-0533-16 – UNLV RESEARCH FOUNDATION:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sunset Road, and between Cimarron Road and Jim Rogers Way within Spring Valley (description on file). SS/co/ml (For possible action) **PC 9/20/16**
Action: Withdrawn without prejudice

6. **WS-0517-16 – P F P FLAMINGO HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow a wall sign where not permitted. **DESIGN REVIEW** for a wall sign in conjunction with an existing multiple family residential development on 4.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Flamingo Road, 330 feet east of El Capitan Way within Spring Valley. SS/mk/mcb (For possible action) **PC 9/20/16**
Action: Approved subject to staff conditions
Moved by: J. Catlett
Vote: 4-0/Unanimous
7. **WS-0549-16 – 4J FAMILY TRUST, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot sizes; and 2) off-site improvements (excluding paving) in conjunction with a proposed single family residential subdivision on 5.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Patrick Lane and Redwood Street within Spring Valley. SS/mk/raj (For possible action) **PC 9/20/16**
Action: Held by applicant for two weeks
- 09/21/16 BCC**
8. **VS-0558-16 - SW RANCH APTS LEASEHOLD, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Fort Apache Road located between Post Road and Sunset Road within Spring Valley (description on file). SB/dg/ml (For possible action) **BCC 9/21/16**
Action: Approved subject to staff conditions
Moved by: D. Gatliff
Vote: 4-0/Unanimous
9. **ZC-0557-16 – SW RANCH APTS LEASEHOLD, LLC:**
ZONE CHANGE to reclassify 1.1 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a 2.8 acre expansion to an existing multiple family residential development in an R-4 (Multiple Family Residential - High Density) Zone and R-5 (Apartment Residential) Zone. Generally located on the south side of Post Road and the west side of Fort Apache Road within Spring Valley (description on file). SB/dg/mcb (For possible action) **BCC 9/21/16**
Action: Approved subject to staff conditions
Moved by: J. Catlett
Vote: 4-0/Unanimous

VI. General Business

Introduce Town Advisory Board Budget Request for 2016-2017

Mike Shannon informed Board members budget requests will be on upcoming agendas.

VII. Public Comment

John Getter requested an agenda item for next meeting to discuss and review a proposed Spring Valley Land Use Vision Statement for possible inclusion in the Spring Valley Land Use Annual Update.

A citizen in attendance recommended the Board consider imposing formal recommendations in the future that developers be required to construct decorative boundary walls similar to conditions previously placed on private owners requesting to build boundary walls.

John Catlett inquired if the Board could condition developers to treat the footings of boundary walls with a substance to prevent the permeation of calcium resulting from overwatering.

Angie Heath Younce asked that the County follow-up with assistance for a homeless encampment trespassing on commercial property at Peace and Fort Apache.

VIII. Next Meeting Date

The next regular meeting will be September 13, 2016

IX. Adjournment

The meeting was adjourned at 7:08 p.m.